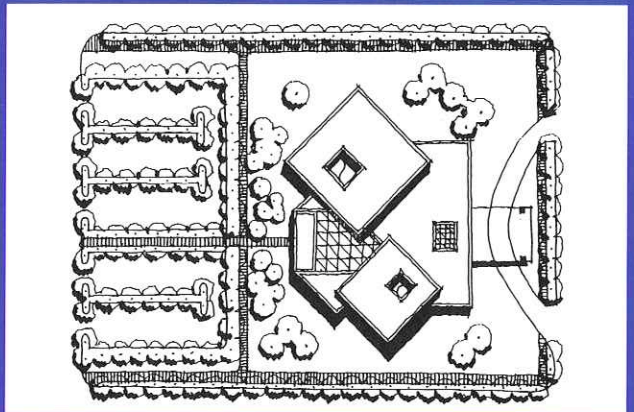
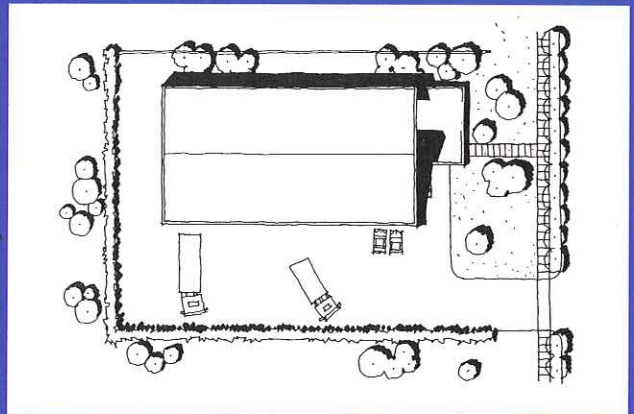


Industrial Design Guidelines



City of Sunnyvale

Industrial Design Guidelines

Adopted by City Council March 16, 1993

Community Development Department
City of Sunnyvale, California



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INTRODUCTION

Sunnyvale is well known as a progressive community and a respected regional leader. The City's visual image should reflect this reputation. A quality visual image will help Sunnyvale maintain a leadership position in an increasingly competitive environment.

Industrial developments comprise a significant portion of land use, 2,662 acres or 18% of total land area, in Sunnyvale and strongly influence the physical character and visual image of the City. Similar to many other San Francisco Bay Area communities, Sunnyvale needs to maintain a prominent physical appearance to support economic vitality.

The City Council has established economic development goals and a strategy to achieve them. The Industrial Design Guidelines complement and support the City's economic development goals. These guidelines do not impose needless requirements for architectural frills that simply add cost without benefit, nor do they add to the application processing time. Rather, they provide advance information to developers and architects on the site development and architectural standards expected by the City so that they can be incorporated into the plans at the earliest possible time.

It is recognized that excellence in design cannot be achieved through the rigid application of a set of rules and regulations. Therefore the guidelines are based on successful and generally accepted design principles that can be administered in a flexible, sensitive, and results-oriented manner that emphasize creative and cost effective design solutions. The guidelines will be administered by a well trained staff that is knowledgeable about design, and also has a comprehensive view of overall community and economic development objectives. This will maintain a realistic balance between, what may at times appear to be, competing goals and objectives.

The intent of the Industrial Design Guidelines are to:

- Enhance and maintain the quality of the site and architectural design of the industrial areas of the City
- Supplement not substitute the existing zoning standards

The Industrial Design Guidelines consist of two types of criteria: mandatory and non-mandatory. The mandatory criteria are identified by "shall" and are required while the non-mandatory criteria are identified by words such as "encouraged" or "should." Although these criteria are not mandatory, staff will seek creative and cost effective means to gain compliance with non-mandatory criteria at the time of design review.

The guidelines apply to building and site design of industrial developments in the M-S and M-3 Zones. Industrial uses permitted in any other zone must follow these guidelines. Non-industrial land uses permitted in industrial zones are governed by the Non-Industrial Design Guidelines.

All new construction, additions of any size visible to the public, all major exterior alterations such as renovation of building facade, changes in the roof line or parapet, changes in the roofing material, new landscaping, complete renovation of parking lots, new out-door storage facilities, new loading areas facing public rights-of-way, and new mechanical equipment areas shall comply with the applicable design criteria included in the guidelines. Minor changes to the exterior of buildings such as door or window additions, repainting of the buildings, temporary buildings, hazardous materials buildings, and modifications to existing landscaped area or parking lots, where no additional area is added, are exempt from the guidelines. For partial modifications to buildings and sites, the guidelines apply to affected areas only.

The guidelines are presented in two sections. The first section discusses general site, building, parking, landscaping, and loading issues. The second section of the guidelines focuses on additional/alternative requirements for corporate offices, warehouses, industrial parks, start-ups and incubators, and auto repair shops. This format provides flexibility in the application of these design principles to various types of industries with respect to their function driven design constraints. Obviously, every conceivable site specific issue cannot be included in this document and, therefore, design solutions to site specific problems or any deviation from these principles will be analyzed and resolved on a site-by-site basis.

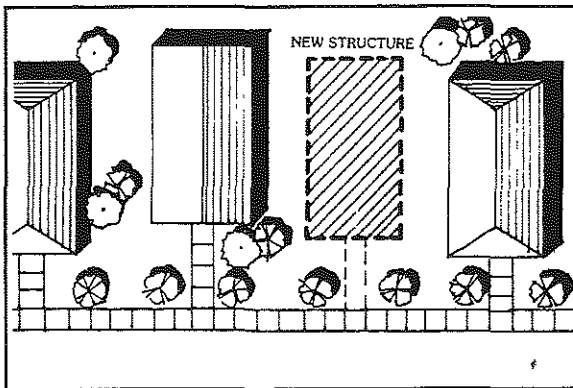
I. SITE DESIGN

The design of new development shall be sensitive to the characteristics of the existing surrounding development and shall take into consideration the existing natural constraints on the site.

SETTING

A1.

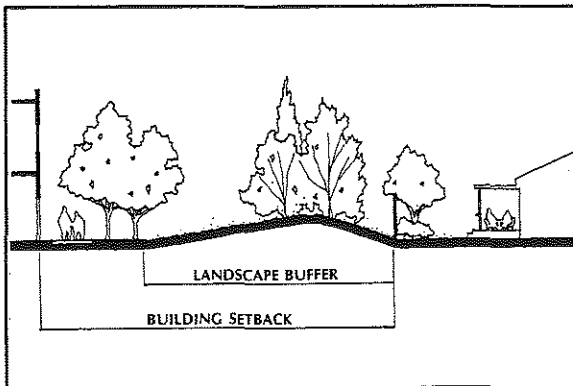
New development shall enhance the character of its surrounding area through quality architecture, and landscaping, and appropriate site arrangement.



A2

A2.

New development in an area with an established character shall be compatible with its surrounding development in intensity, design, setback, building form, scale, material, color and landscaping unless there are specific planning goals to change the character of an area.



A3

A3.

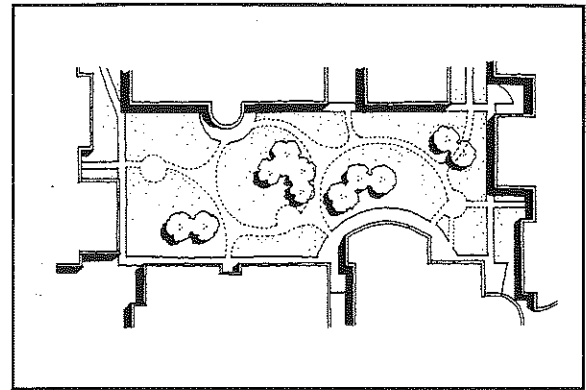
Transition shall be developed between projects with different uses and intensities on adjacent parcels to provide an effective visual and functional shift. Transition may be created through appropriate building setback, height and landscape buffers.

A4.

New buildings shall present strong relationships to their site and surrounding buildings on the same or adjacent parcels. Visual and functional relationships between buildings and sites may be created by building orientation and massing, and site organization.

A5.

In multi-building complexes, a distinct visual link shall be established among various buildings by using architectural or site design elements such as courtyards, plazas, landscaping, and walkways to unify the project.



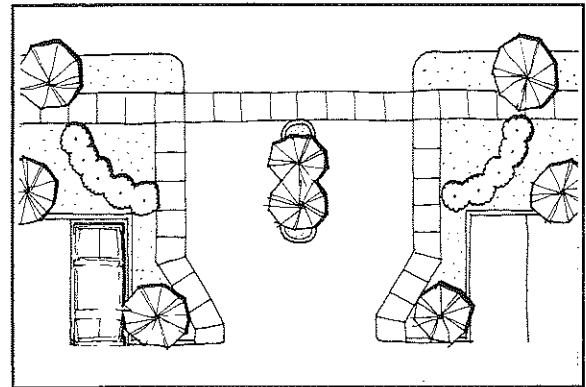
A5

A6.

Project perimeter landscaping shall be integrated with the landscaping of adjacent development for streetscape continuity.

A7.

New sidewalks shall be integrated into the existing frontage landscaping to maintain street continuity. Where new sidewalks are required, mature trees and landscaping should be preserved as much as possible by meandering sidewalks around them.



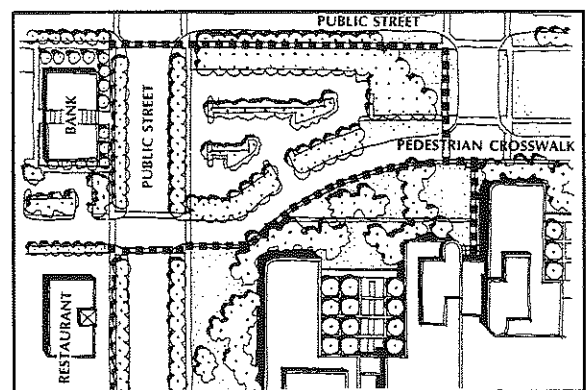
A7

A8.

Natural features on a site such as mature trees, creeks, views, etc. should be preserved and incorporated into the site design of the project.

A9.

Project sites, excluding secured areas, should have convenient and safe pedestrian and automobile access to adjacent streets and service centers. On-site walkways should be linked to the public sidewalk system outside the project for ease of pedestrian access.

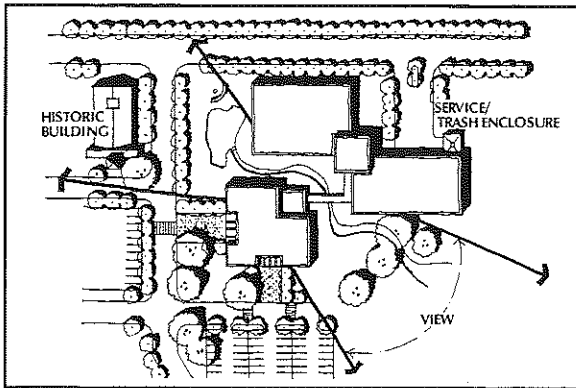


A9

SITE ORGANIZATION

B1.

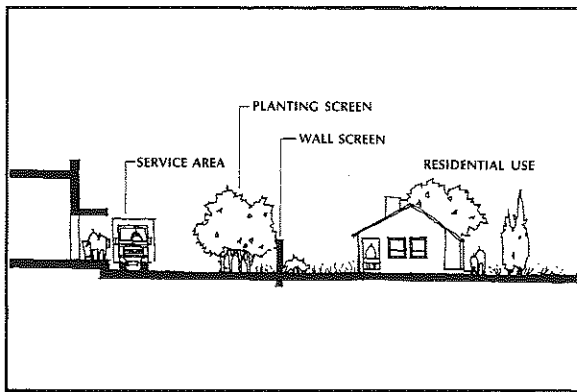
Site components such as structures, parking, driveways, and out-door functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as existing mature trees and views, or superior architectural features, and disguise its less attractive scenes such as service facilities, outside storage and equipment areas, and trash enclosures through placement and design of the structure and landscaping.



B1

B2.

Location of noise and odor generating functions on the site shall not create a nuisance for the adjacent properties.



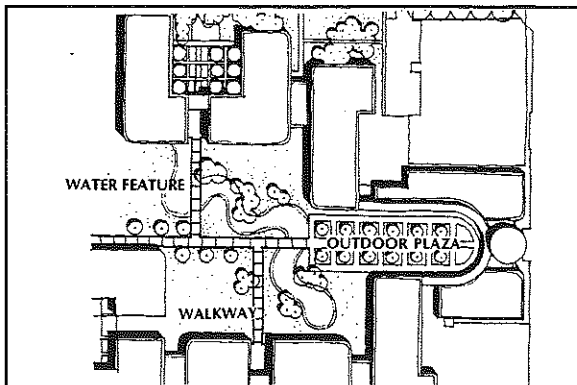
B3

B3.

When located adjacent to residential uses, all service areas such as loading, trash enclosures, outside storage, and ground and roof equipment shall be located away, or at a minimum, totally screened from residential uses.

B4.

The on-site walkway system shall link public outdoor activity areas to each other as well as to the building(s).



B4

OPEN SPACE

C1.

Every project site shall be designed for maximum utility of open space for ventilation, sunlight, recreation and views for both new and existing buildings.

C2.

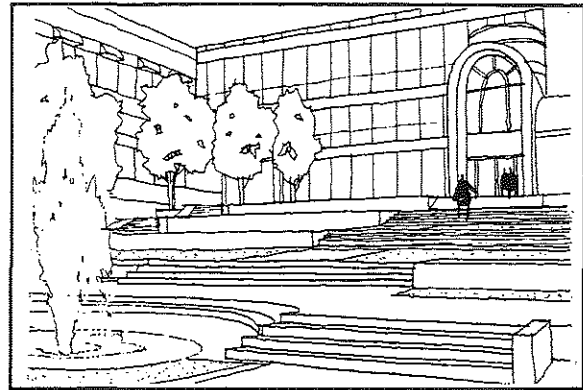
Open space areas may be incorporated as a part of focal points.

C3.

Incorporating benches, artwork, landscaping, water and hardscape features into open space areas is encouraged.

C4.

Convenient employee access to the nearby public parks and trail systems should be provided when feasible.



C2

II. BUILDING DESIGN

The scale, character and architectural design of new development shall be compatible with and shall enhance surrounding development.

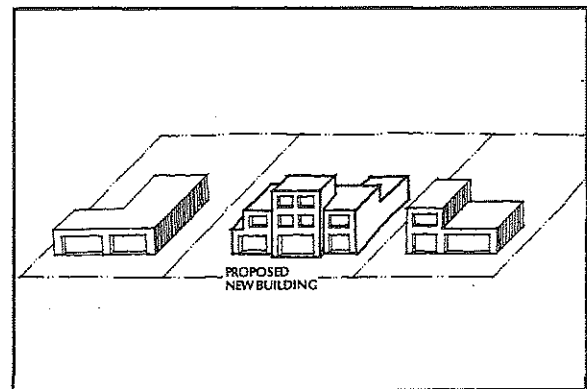
SCALE AND CHARACTER

A1.

Public entrances and primary building elevations should face public streets.

A2.

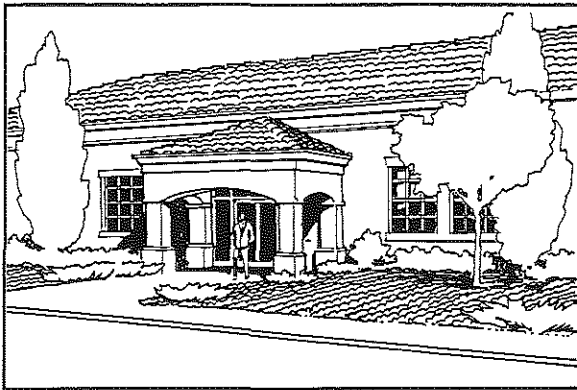
Adjacent buildings on the same or separate parcels shall be compatible in height and scale. If different scale is required for functional reasons, adequate transition shall be provided between the buildings.



A2

A3.

Whenever adjacent to residential uses, floors above the first level shall be designed and windows located to provide maximum privacy for the residences.



A4

A4.

Front facades of large buildings visible from a public street shall include architectural features such as reveals, windows and openings, expansion joints, changes in color, texture, and material to add interest to the building elevation. Exceptions may be permitted only where a specific architectural style offers other types of facade articulations, as determined by the planning staff.

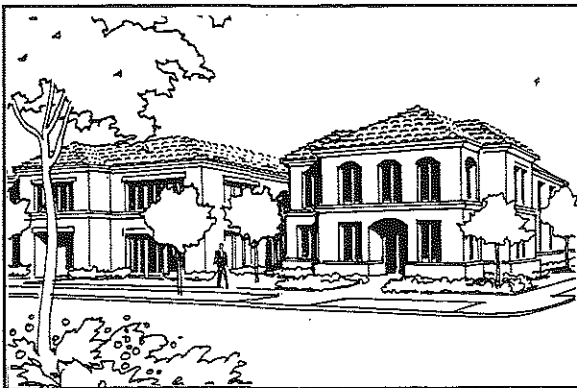
A5.

Setback of new buildings shall compliment the setback pattern in the area.

ARCHITECTURE AND DESIGN

B1.

New buildings shall maintain diversity and individuality in style while improving the aesthetic character of their surrounding area.



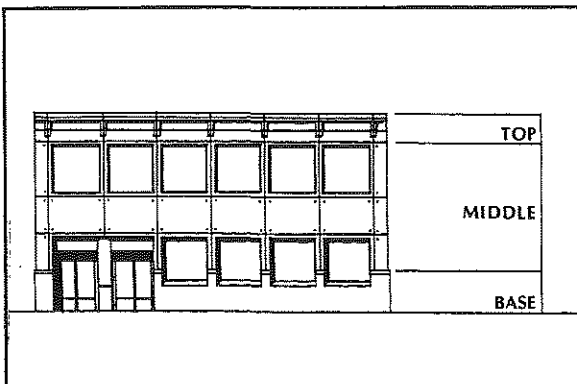
B2

B2.

In multi-building complexes, a comprehensive architectural concept shall be developed and maintained. Various site components should be unified through the use of similar design, material and colors.

B3.

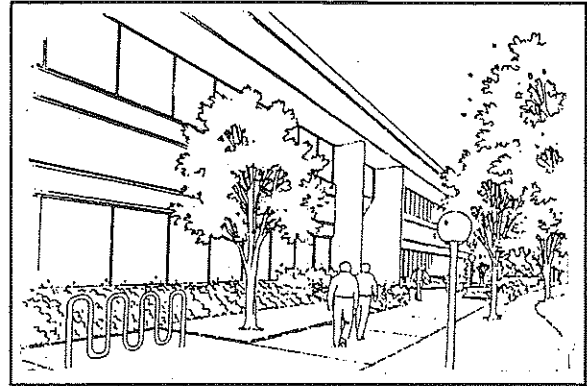
New buildings shall have three distinct components: base; middle; and top. Define each component by horizontal and/or vertical articulation. Facade articulation may consist of changes in the wall plane, use of openings and projections, and material and color variations. Exceptions may be permitted only where a specific architectural style offers other types of building form and facade articulation, as determined by the planning staff.



B3

B4.

Where function necessitates a basic, box-like building form, exterior articulation such as change in color, material, or plane shall be introduced on an outer decorative shell encompassing facades which are visible from public streets. Less architecturally interesting facades of buildings shall be substantially setback and screened from public view by mature, dense landscaping as an alternative to furnishing quality architecture. Landscaping size and location shall be determined on a site-by-site basis and may exceed the minimum required in the City Code.



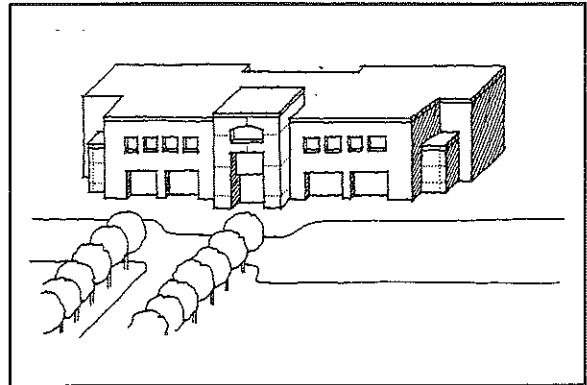
B4

B5.

Main entrances to the buildings shall be well defined.

B6.

New buildings shall have at least one major focal point and minor focal points. Focal points could be achieved through horizontal and vertical lines, change in material, change in color, change in the form and shape of a portion of the building, etc. Combining the main entrances and the focal points is encouraged.

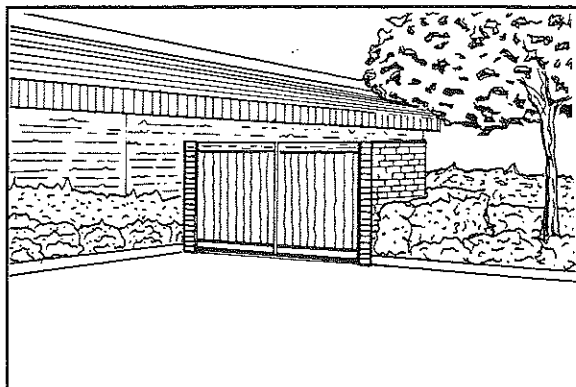


B6

B7.

Service doors shall be recessed and integrated into the overall design of the building.

ACCESSORY UTILITY BUILDINGS



C1

C1.

The design of accessory buildings such as security kiosks, maintenance and hazardous material buildings, and outdoor equipment enclosures shall be incorporated into and be compatible in design concept with the overall design of the project and the main buildings on the site.

C2.

With the exception of security kiosks, accessory buildings shall be located outside of the front setback area. Front setback area is defined as the area between the main building and public right-of-way.

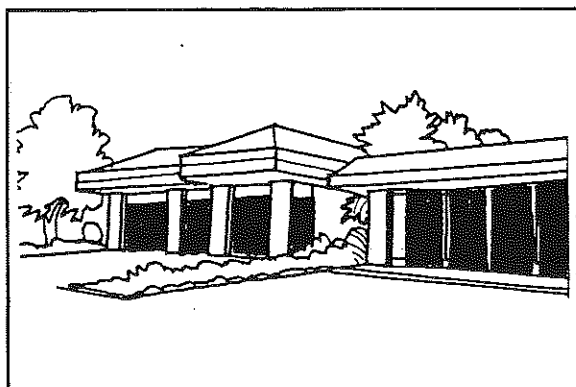
C3.

Temporary buildings such as trailers should not be visible from adjoining public streets. Temporary trailers shall be skirted with similar material and color as the trailers.

ROOF

D1.

In new buildings, long horizontal roof lines shall be broken up by providing articulations in the facade of buildings, change in the height of portions of roofs, or change in color, material, forms, etc. Exceptions may be permitted only where a specific architectural style offers other types of roof forms and roof articulation, as determined by the planning staff.



D1

D2.

Roofs shall be an integral part of the building design. Proposed parapets and roof screens shall be integrated into the roof design. The material and color of roof screens shall appear identical to those in the roof or building.

D3.

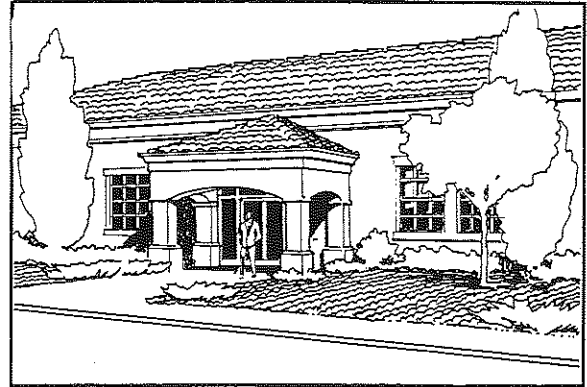
Equipment wells are encouraged for sloped roofs.

D4.

Roof style in new buildings or additions shall be compatible with the existing roof designs on the same site.

D5.

Depending on architectural style, industrial buildings (including manufacturing) are encouraged to use decorative roof elements, such as projecting cornices, to enhance roof edges.



D2

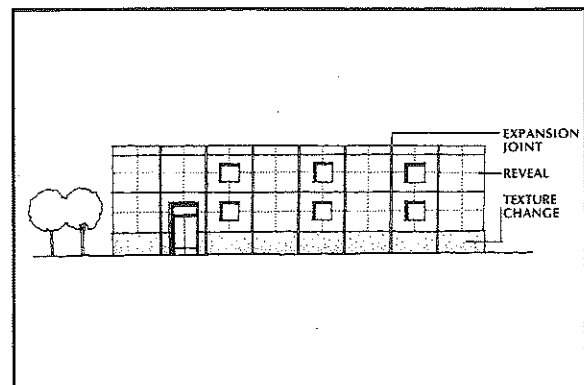
MATERIAL AND COLOR

E1.

A comprehensive material and color scheme shall be developed for each site. Material and color variations in multi-building complexes shall be complementary and compatible among structures.

E2.

Large expanses of smooth material such as concrete shall be broken up with expansion joints, reveals, or changes in texture and color.



E2

E3.

Large expanses of highly reflective surface and mirror glass exterior walls shall be avoided to prevent heat and glare impacts on the adjacent public streets and properties.

E4.

Exterior material and paint shall be durable and high quality to prevent degradation and for ease of maintenance.

E5.

Bright, contrasting colors shall be used for trims and accents only.

E6.

The color and material of building additions shall be coordinated with those of the principal buildings.

E7.

Material and colors for wall and ground signs shall be compatible with the principal buildings on the site.

E8.

High quality metal may be used as exterior siding or in large expanses only if approved by planning staff. It may be used for minor architectural features and trims.

III. PARKING AND CIRCULATION

The design of parking and circulation in industrial areas shall provide maximum vehicle and pedestrian safety and shall be sensitive to the surrounding non-industrial uses.

SURFACE PARKING

A1.

To avoid large expanses of paved areas and to provide easy accessibility to buildings, large parking lots should be divided into smaller parking areas and dispersed around the site.

A2.

Where large parking lots are needed, adequate landscaped pockets shall be integrated into parking areas.

A3.

Pedestrian and automobile traffic paths shall be separated and conflict areas shall be minimized.

A4.

Landscape buffers shall always be provided between parking lots and public streets, and parking areas and buildings.

A5.

Bicycle lockers and/or racks shall be located near building entrances.

A6.

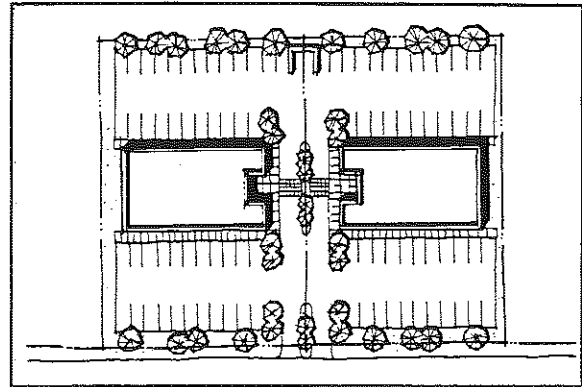
Security kiosks and gates shall be located to allow queuing for at least 3 cars.

A7.

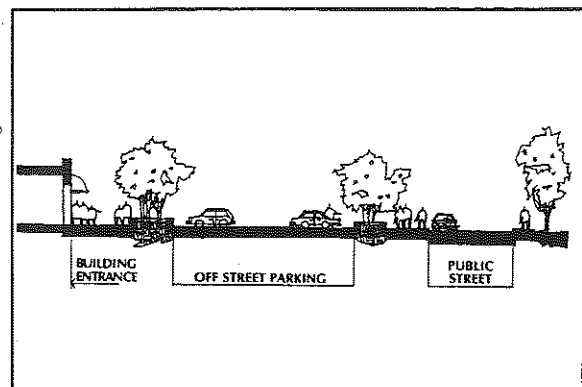
Whenever security gates are provided, sufficient parking should be provided outside of the gate area for visitors.

A8.

Shared driveway access between adjoining properties is encouraged.



A1, A8



A4

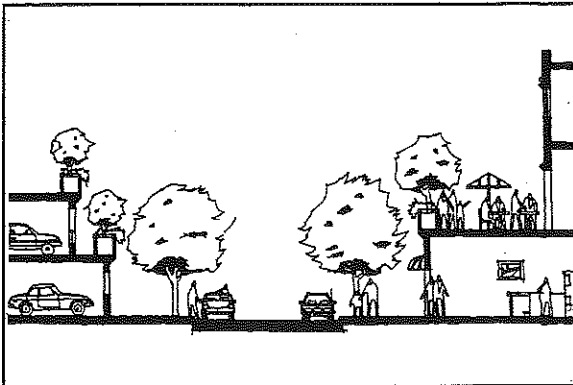
A9.

Parking lots shall have adequate directional signs for visitors, delivery vehicles and employees.

PARKING STRUCTURES

B1.

Large parking structures should be located away from adjacent single family residences.



B2

B2.

Landscaping, horizontal, and vertical articulations shall be incorporated into the design of parking structures to reduce the bulk of the structures.

B3.

Exterior design of parking structures shall maintain similar architectural elements as those on principal buildings on the site to provide architectural harmony.

B4.

In mixed use development with parking structures, the ground level of parking structures facing a public street should accommodate office or retail uses.

IV. LANDSCAPING

Landscaping shall be designed to enhance the overall aesthetic quality of each site. Landscape material shall be drought resistant.

GENERAL

A1.

Landscape design shall follow an overall concept and shall link various site components together.

A2.

All areas not in use by structures, driveways, and parking spaces shall be properly landscaped.

A3.

Landscaping shall consist of live plant materials. Rock and gravel may be incorporated into the landscaping to enhance the design but shall not replace live material.

A4.

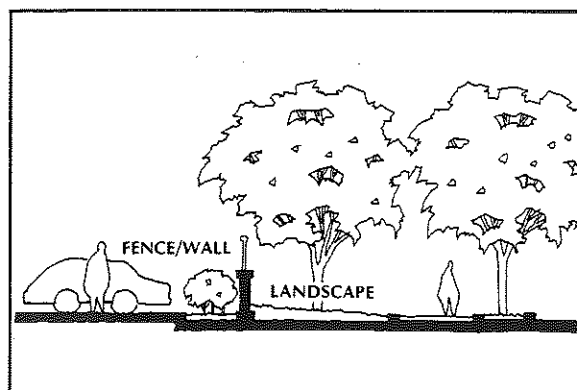
Landscape design and material shall adhere to the City's water wise standards.

A5.

Walls and fences shall be integrated into landscape design.

A6.

When appropriate, landscaping shall be used to enhance focal points, artwork, and visible areas.



A5

A7.

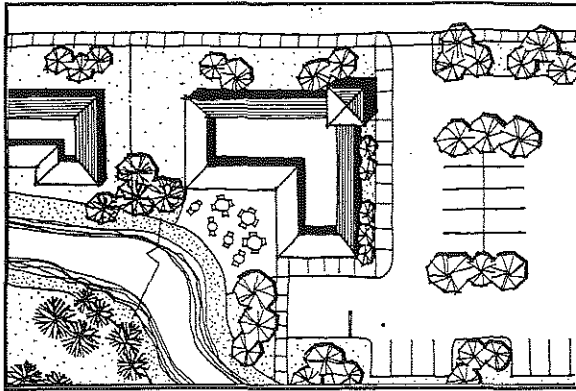
Site furniture and fixtures such as planters, light poles, tree grates, newspaper racks, benches, transit shelters, mail boxes, etc. shall be incorporated into the design landscape.

A8.

Site furniture and light fixtures shall follow the same design concept as the major structures on the site.

A9.

Future phases of a project site already cleared and graded shall be adequately treated (e.g. hydro mulch) to prevent erosion and reduce aesthetic impacts.



A10

A10.

Sites adjacent to creeks and canals shall give special attention to landscape, fence, and wall design in order to enhance natural features or minimize development impacts.

PERIPHERAL

B1.

A minimum of a 15 foot wide landscape strip shall be provided along all public street frontages of projects.

B2.

To provide a visual transition between railroad tracks and industrial buildings, a minimum 10 foot wide landscaping strip shall be provided along the frontage on railroad tracks.

B3.

When industrial buildings are located adjacent to residential uses, a minimum 10 foot wide landscape strip with a minimum 8 foot high masonry wall shall be provided.

B4.

A minimum 4 foot wide landscape strips shall be provided along the sides and rear property line of all industrial sites.

B5.

In designing the perimeter landscaping, street trees and sidewalks shall be taken into consideration and incorporated into the design.

B6.

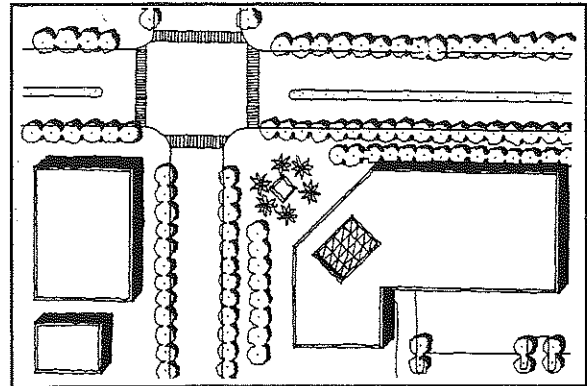
A combination of trees, shrubs and ground cover shall be used between the buildings and public right-of-way. Water wise ground covers are highly encouraged in lieu of grass. Annuals or other non-drought tolerant plant material shall be used minimally and shall be used in highly visible areas.

B7.

Street trees shall be combined with on-site trees to provide a double row of trees where possible.

B8.

When perimeter landscaping is used to screen a development, fences and berms shall be combined to reduce the apparent height of fencing that is needed.



B7

INTERNAL

C1.

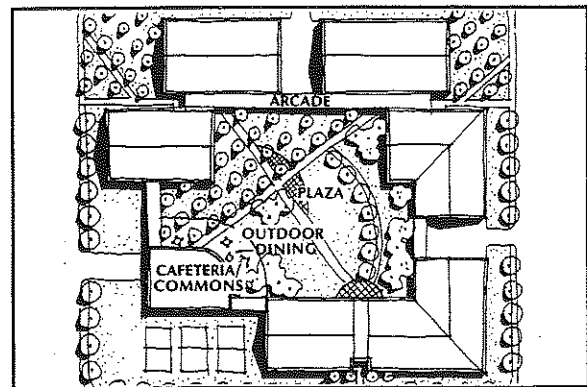
Internal landscape areas should be clustered to provide maximum open space for the site.

C2.

In multi-building complexes, internal landscape areas shall be designed to connect the buildings together and to take maximum advantage of landscaping by providing outdoor dining and plazas between buildings.

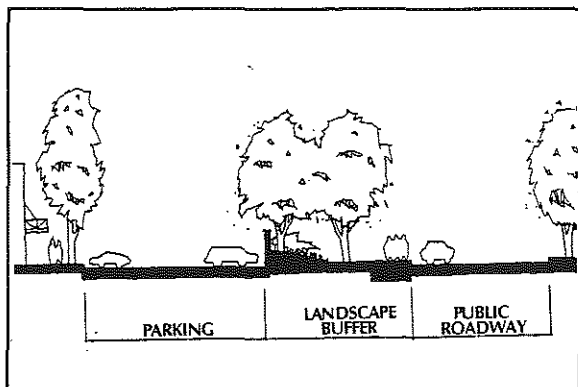
C3.

Landscape should be integrated with hardscape such as textured pavings, water fountains, trellises and walkways or art work to enhance the overall design of the site.

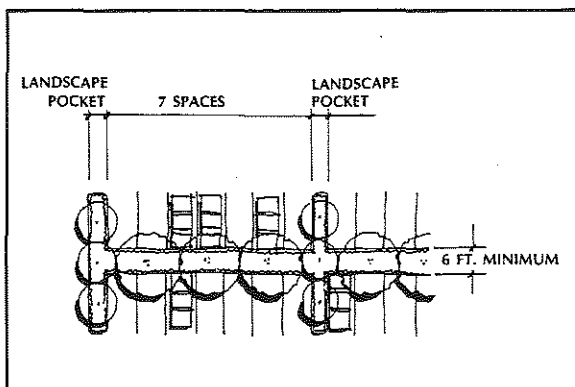


C2

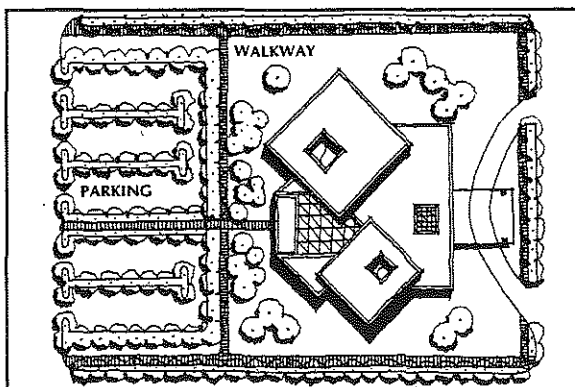
PARKING LOTS



D2



D3



D6

D1.

Landscaping shall be adequately distributed through out parking lots to reduce the effect of heat and glare from pavement.

D2.

When parking lots are adjacent to public rights-of-way, parking shall be screened by combining berms, shrubs and trees.

D3.

When landscape pockets are provided between parking spaces facing each other, the width of the islands shall be minimum of 6 feet. Landscaped pockets shall also be provided for every 7 parking spaces and at the end of each row of parking spaces.

D4.

When tree wells are provided, the wells shall be a minimum of 5 feet square. Interlocking pavement is encouraged around tree wells.

D5.

When selecting landscape material for parking lots, trees with deep roots shall be selected to avoid damaging the pavement.

D6.

Buildings shall be separated from parking areas by landscaping and walkways.

D7.

Maximum landscaping is encouraged in parking areas, however, the Municipal Code allows for 2 foot overhang for standard spaces into internal landscape areas over 6 feet wide or perimeter landscaped area over 4 feet wide.

D8.

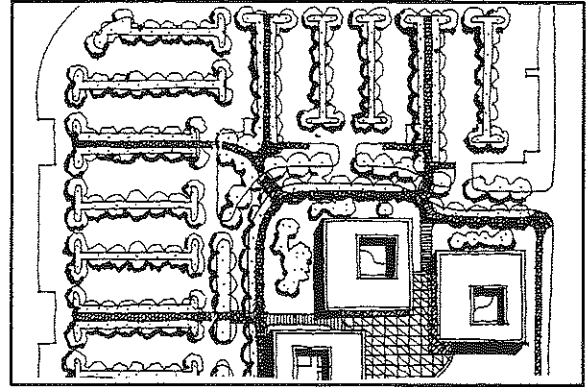
Walkways and paths shall be provided in parking lots and provide a safe pedestrian access to buildings.

D9.

Separate all parking and landscape areas by a 6" wide, poured in place concrete curbs.

D10.

Different color, or textured material shall be used to define primary pedestrian access ways on site.



D8

FENCES AND WALLS

E1.

Wherever chain linked or cyclone fences are used for security purposes or for screening areas from public view, landscaping shall be provided to screen the fence.

E2.

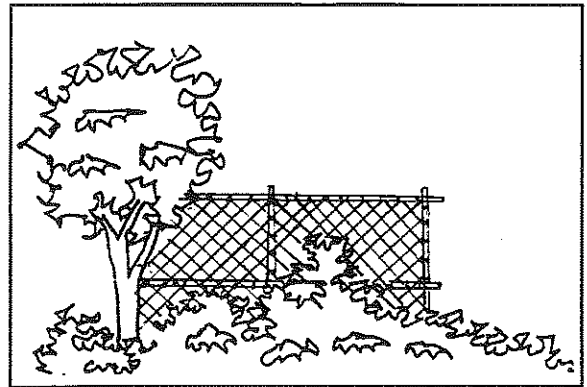
All fences shall be made of durable and weather resistant materials.

E3.

Fences and walls used for noise control shall be made of material most suited for noise reduction, and which minimize reflective sound.

E4.

For non-industrial uses in industrial areas such as retail uses, fences other than cyclone or chain link fences shall be used.



E1

V. SERVICE FACILITIES

Service facilities shall be designed with minimum visual impacts on the surrounding area and provide maximum safety for the employees.

GENERAL

A1.

Service facilities shall be located away from public view and adequately screened from surrounding uses.

A2.

In multi-building complexes, service areas shall be combined or located next to each other to minimize the visual and noise impact on the surrounding uses.

A3.

Service facilities such as loading areas shall be incorporated into the design of the building.

A4.

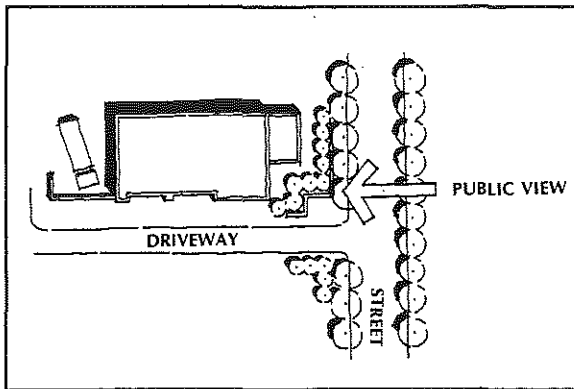
Service facilities shall be easily accessible for service vehicles and tenants. Service yards shall be located so as to minimize interaction between service vehicles and automobiles.

A5.

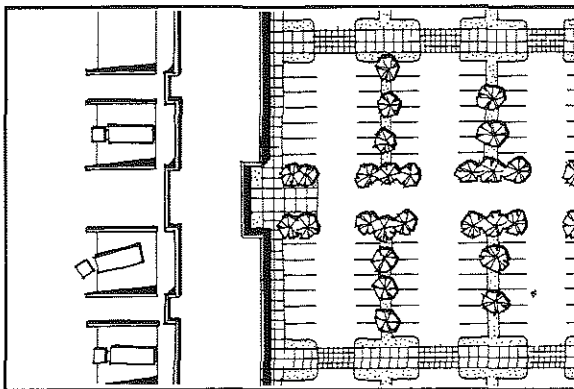
Service facilities shall be separated from pedestrian walkways to increase safety.

A6.

A combination of fences, walls, gates and landscaping should be used to screen service facility areas.



A1



A3

MECHANICAL EQUIPMENT

B1.

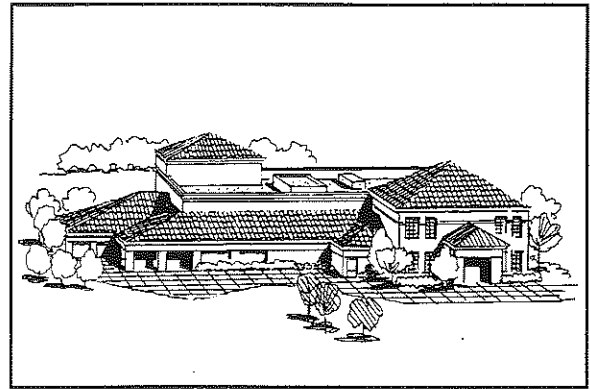
Mechanical equipment shall not be located in the front setbacks between building and public rights-of-way.

B2.

Roof equipment shall be fully screened by parapets, roof screens or equipment wells.

B3.

Wherever possible, roof equipment shall be clustered and included in one screen. New buildings and new additions shall plan for roof equipment screens and include them in the design of the building.



B3

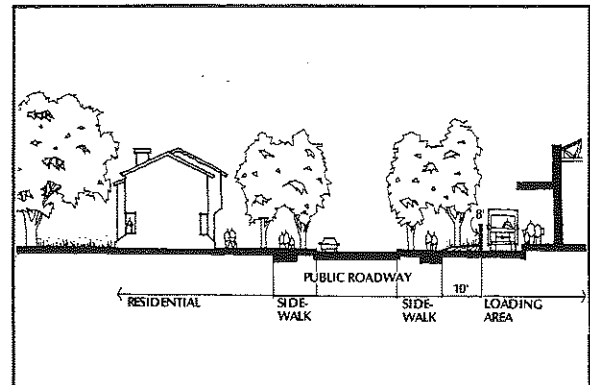
LOADING

C1.

Loading areas shall be separated from pedestrian and automobile traffic.

C2.

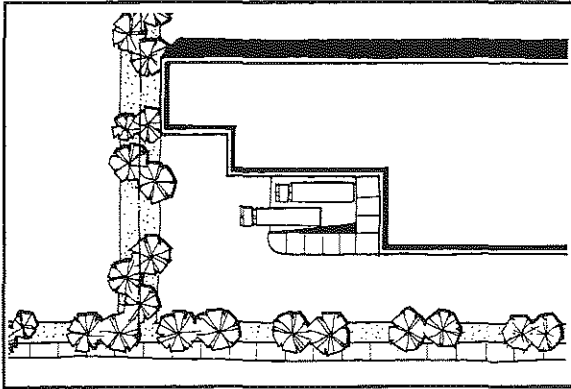
Loading areas shall not be immediately adjacent to residential uses or visible from public rights-of-way. Loading docks shall be screened from residential uses by a minimum 8 foot high masonry wall with 10 foot wide landscaped strip.



C2

C3.

Loading door design shall be integrated into the design of the building. High quality material and non-bright colors shall be used for loading doors.



C4

C4.

In multi building complexes, loading docks shall be either internalized or located in the rear of the complex in a service yard.

C5.

All outdoor storage and loading areas shall be located in the rear of sites and screened from view by solid walls and landscaping.

LIGHTING**D1.**

Exterior light fixture design shall be compatible with the design and the use of the principal structure on the site.

D2.

Exterior light fixtures shall be incorporated into the building design and landscape scheme of the development.

D3.

Height of the light poles shall be appropriate for the project and the surrounding environment. Height of poles shall not exceed the height of the main building. When adjacent to residential uses, height of poles along perimeter of site adjacent to residences shall not exceed 8 feet. Light fixtures shall be equipped with appropriate reflectors and shielded to prevent illumination of the adjacent residences.

D4.

All exterior light bulbs shall be energy efficient type (High Pressure Sodium Vapor or equivalent).

D5.

Wall packs shall not be located above the parapet.

D6.

All exterior lights shall be equipped with photo cells.

TRASH ENCLOSURE

E1.

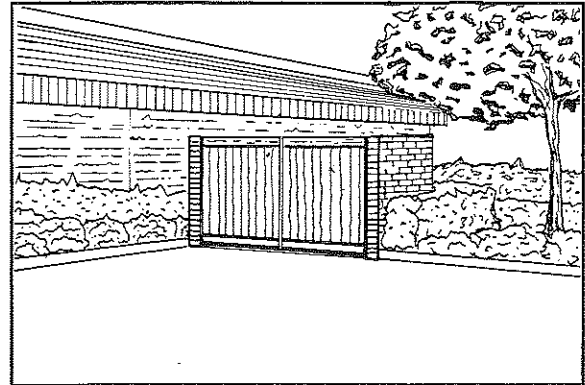
Trash enclosures shall be located so they are not visible from public rights-of-way and are easily accessible by collection trucks.

E2.

The design of the trash enclosures shall be compatible with the design of main buildings on site.

E3.

When visible from public right-of-way, redwood slatted cyclone fence may be acceptable, but depending on the design of the main buildings, wood, concrete, or stucco is encouraged.



E2

VI. CORPORATE AND PROFESSIONAL OFFICES

1.

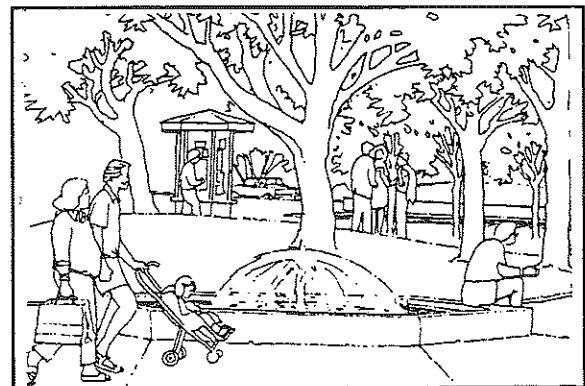
Corporate and professional office buildings shall have the highest quality architecture and be oriented toward streets.

2.

For office buildings, a combination of hardscape such as textured paving and water fountains and landscaping shall be used to provide strong emphasis to focal points and entrances to the buildings.

3.

In multi-building complexes, buildings housing corporate offices should be most visible from public rights-of-way and should be used as a focal point in the development.



2

4.

When there are two or more buildings located on site, buildings should be oriented toward public streets and provide view corridors into the project site. View corridors may be provided by controlling the spacing and angles of buildings on the site and by providing vistas and plazas.

5.

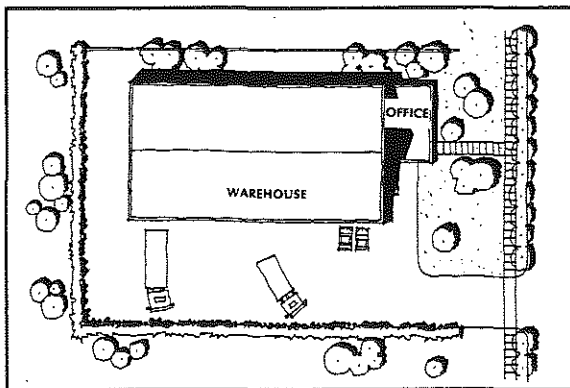
Building facades shall be lively with front entries facing public streets.

6.

The site boundaries and main entrances shall be defined by both landscaping and decorative paving.

7.

Consider energy efficiency in siting of buildings. Buildings should be oriented and landscape material should be selected to provide maximum energy efficiency for the buildings. For example deciduous trees should be planted on the south side of buildings to shade the buildings in the summer and allow sun inside during winter days.



VII. WAREHOUSES

1.

Warehouse buildings shall be designed and oriented to locate the shorter width of the building toward the public rights-of-way.

2.

Office portion of warehouse uses shall be located in the front portion of buildings.

3. Portions of buildings visible from public rights-of-way shall be architecturally treated to break up the box like look of buildings.

4. Self storage facilities in industrial areas shall be designed so buildings are located around the perimeter of the site providing court yards in the center.

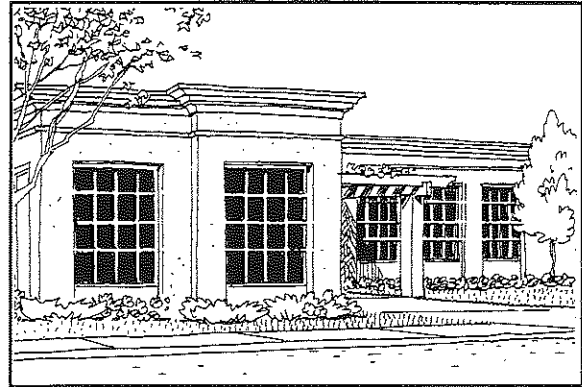
5. Office use and manager residences, when provided, shall be located in the front of the sites.

VIII. INDUSTRIAL PARKS

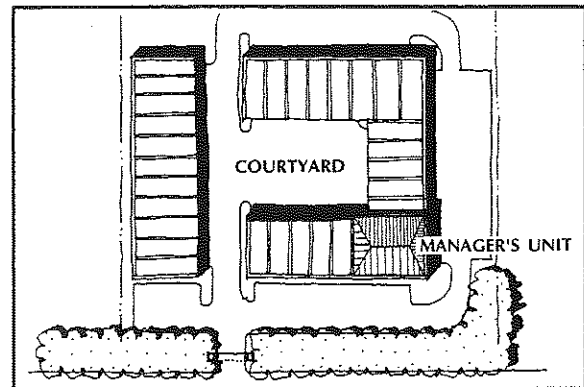
1. A comprehensive master plan should be prepared for each project to insure design harmony. Master plans should include arrangement; orientation; location; approximate size; and the overall architectural design of structures, landscape scheme, circulation patterns, and out-door facilities.

2. Focal points and public site entrances should receive special landscape or architectural treatment to enhance the streetscape.

3. Over-sized or bulky structures should be located away from public streets as much as possible to avoid corridor effect along public streets.



3



5

4.

In the absence of transitional elements due to functional constraints, adjacent structures of substantially different scales visible from public streets should locate the smaller structures in the front with larger buildings behind them.

IX. START-UPS AND INCUBATORS

1.

Customer oriented businesses requiring visibility shall provide adequate building articulation and landscaping treatment of focal points in new projects.

2.

Exterior remodeling of older industrial buildings being occupied by new tenants is strongly encouraged.

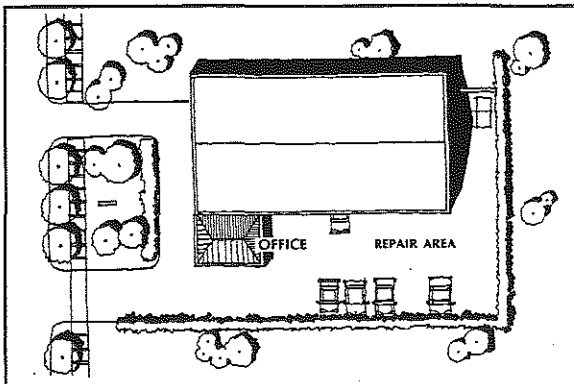
3.

Parking and service needs shall be a primary concern in full or partial conversion of larger industrial buildings for use by several tenants. Over-head doors and loading activities should not be visible from public streets. Consider location of loading areas in the division of internal building spaces.

X. AUTO REPAIR AND SERVICE SHOPS

1.

Buildings and sites should be oriented to prevent direct public view into the service and repair areas as much as possible. The office, store, and reception areas should be located on the public street side with work bays on the sides or at the rear of the building.



1

2.

All work areas facing public streets or adjacent properties shall be screened from view by landscaping and/or solid walls.

3.

Outdoor storage areas for dismantled cars and parts shall be fully screened by solid walls.

4.

On-site circulation drives and parking should adequately serve the project's need to avoid interference with traffic flow on adjacent public streets.

Zoning Code References

- 19.32.130 Industrial and Service (M-S) Zoning
- 19.32.140 General Industrial (M-3) Zoning
- 19.32.142 Floor Area Limitations
- 19.32.145 Interpretation and Application of Floor Area Ratio
- 19.32.147 Hazardous Material Storage
- 19.40.020 Lot Coverage
- 19.44.100 Fencing
- 19.46.020 Exposed Equipment
- 19.46.030 Roof Equipment
- 19.46.055 Sidewalks
- 19.46.060 Undergrounding of Utilities
- 19.48. Off-Street Parking and Loading
- 19.92. Signs

Glossary

Activity	The movement of people walking, playing, window shopping, shopping, dining, etc., adding interest and excitement to areas of the city.
Articulation	Variations in the depth of the building plane which break up monotonous walls and create interesting patterns of light and shadow.
Buffer	A transition area between two land uses.
Bulk and Mass	The more surface area of a building seen at one time, the more "bulky" a building will appear to be. Further, the more a structure extends above its surrounding, the more likely it will be perceived as being "massive". Both elements, surface area and height, are necessary to create an impression of bulk. Both are also relative measures and depend on the mass of surrounding development.
Character	Special physical characteristics of a structure or area that set it apart from its surrounding and contribute to its individuality.
Cluster	An assemblage that concentrates in specific areas.
Compatible	Elements or buildings that are in harmony with their surroundings and retain an individual identity while being perceived as part of a homogenous whole.
Continuity	Continuity depends on the treatment of transitions and the joints between house and ground, corners, gateways between spaces and decision points on a pathway. Transitions are often the most noticeable feature at the outdoor scale. They must be articulate if the spaces are to be readable and coherently jointed. (Lynch)
Diversity	Elements that are different from one another and have various forms of qualities.
Goal	A statement of public purposes that establishes a general direction of effort on a comprehensive city-wide level and indicates the ends to be achieved by various actions.

Open Space	An area that is intended to provide light and air, and is designed for either environmental, scenic or recreational purposes.
Open Space (Usable)	An outdoor or unenclosed area on the ground or on a roof, balcony, deck, porch, pool area, patio or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, excluding parking facilities, driveways, utility, service or storage areas.
Orientation	An understanding or position relative to another. A space composed by proper oriented elements has a certain order.
Path	The channels along which the observer customarily, occasionally, or potentially moves. They may be streets, walkways, transit lines, canals, railroads.
Plaza	A general course of action leading to the realization of goals and objective, and indicating priorities to serve as a guide for decision making.
Scale	The relative relationship in size of buildings and other objects to one another.
Transition	The change from one condition to another.



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